

AFTER RECORDING RETURN TO:
Associated Attorney Title & Closing Co.

90 Hinman Street, Cheshire, CT 06410
File No. AECC-325321

THIS DOCUMENT PREPARED BY:
Heather Mayer, Esq.
3109 Spring Glen Rd., Suite 303
Jacksonville, FL 32207
716-634-3405

NAME & ADDRESS OF TAXPAYER:

Tax ID No.: R02789-011

WARRANTY DEED

THIS DEED made and entered into on this 12th day of January, 2022, by and between
Timothy S. Farnsworth, a single person, a mailing address of 553 SW Miracle Ct., Lake City, FL 32024,
hereinafter referred to as Grantor(s) and

KENNETH G. ESKILSON AND AMANDA L. ESKILSON, A MARRIED COUPLE,
a mailing address of

553 SW Miracle Court, Lake City, FL 32024,
hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of
Three Hundred Nine Thousand (\$ 309,000.00)
DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted,
bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and
confirm unto the said Grantee(s) the following described real estate located in Columbia County, Florida:

**LOT 11, JOY ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 5, PAGES 43-43A, PUBLIC RECORDS OF COLUMBIA
COUNTY, FLORIDA.**

Parcel ID Number: R02789-011
Property commonly known as: 553 SW Miracle Ct., Lake City, FL 32024

SUBJECT TO: EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS,
AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: Instrument Number: 201912017918, Book: 1390, Page: 1024, Recorded:
08/02/2019

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto the heirs, administrators, successors or assigns, of the Grantee, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) on this 14 day of December, 2021.

Timothy S. Farnsworth, by Eric Arnold, First Vice President of Old Republic
Diversified Services, Inc., their authorized agent and attorney-in-fact
Timothy S. Farnsworth, by Eric Arnold, First Vice President of Old Republic Diversified Services, Inc., their authorized agent and attorney-in-fact

Signed, sealed and delivered in the presence of:

Witnesses:

Bailey Gaunty
Signature

Print Name: Bailey Gaunty

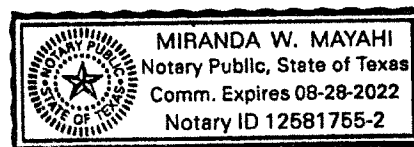
Brooke Kennedy
Signature

Print Name: Brooke Kennedy

STATE OF Texas
COUNTY OF Harris

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ on-line notarization, this 14th day of December, 2021 by **Timothy S. Farnsworth, by Eric Arnold, First Vice President of Old Republic Diversified Services, Inc., their authorized agent and attorney-in-fact** who is personally known to me or who has produced _____ (type of identification) as identification.

Miranda W. Mayahi
Signature of Notary Public
Print Name: Miranda W. Mayahi



SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: **Timothy S. Farnsworth**, the undersigned, hereby make, constitute and appoint American Escrow and Closing Company, an Illinois corporation, its directors, employees and agents and Old Republic Diversified Services, Inc., a Minnesota corporation, its directors, employees and agents (the "Attorneys") as their true and lawful attorneys-in-fact for them and authorize any of the Attorneys to act in their name, place and stead and for their use and benefit regarding that real property described as follows:

LOT 11, JOY ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 5, PAGES 43-43A, PUBLIC RECORDS OF COLUMBIA
COUNTY, FLORIDA.

Commonly known as: 553 SW Miracle Ct, Lake City, FL 32024-0567

for the limited purpose of (1) negotiating, executing and delivery of real estate sales contracts, (2) to accomplish an assignment of any pertinent lease, contract of sale, or other document, (3) to contact, deal with and instruct the holder or servicer of any note secured by the Property regarding the payment of any loan owed by us, as well as any monies held by such note holder or servicer for the payment of taxes, insurance, and any other similar items with respect to the Property, and (4) to complete, sign, execute, seal, acknowledge and deliver a deed (Warranty Deed, Grant Deed, Bargain and Sale deed, or any other type of conveyance deed), bill of sale, closing statement, property disclosure statement, tax and utility notices and disclosures, escrow agreement and such other instruments and documents to convey and deliver Property as the title company, any lender or any other interested parties might require or that might be required by law in connection with the sale and conveyance of the property or the closing of this contract.

It is the express intent of the undersigned that any of the individuals or firms identified as Attorneys above are empowered to take any action authorized herein individually and without joinder of any other Attorney.

IN WITNESS WHEREOF, the undersigned have executed the Special Power of Attorney this 9th day of
December, 21.

E-signed by Brian M. Strawn on December 9, 2021 at 07:06 AM CST

Brian M. Strawn

146180

Witness #1 Signature

Brian Strawn

Print Name

E-signed by Timothy S. Farnsworth on December 9, 2021 at 07:06 AM CST

Timothy S. Farnsworth

146179

Timothy S. Farnsworth

E-signed by Kelli R. Warren on December 9, 2021 at 07:00 AM CST

Kelli R. Warren

146743

Witness #2 Signature (can be notary)

Kelli R. Warren

Print Name

STATE OF Texas }
COUNTY OF Harris } SS.

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization
this 9th day of December, 2021, by

Timothy S. Farnsworth



Kelli R. Warren

146743

Signature of Notary Public

Kelli R. Warren

Print Name

Aug. 30, 2023

(Notary Stamp or Seal)

☐ Personally known

☒ Produced Identification

Type of Identification Produced: DL